Elanor Commercial Property Fund Forecast Q1FY23 Result
Continued Strong Earnings; Positive Strategic Leasing Outcomes

- Forecast Q1FY23 Distribution of 2.35 cents per security

- FY23 FFO Guidance of 11.0 cents per security reaffirmed

- FY23 Distribution Guidance of 9.4 cents per security reaffirmed

Elanor Commercial Property Fund ("ECF" or "Fund") is pleased to announce its forecast distribution for the period from 1 July 2022 to 30 September 2022 ("Period").

Highlights

- Forecast distribution for the Period of 2.35 cents per security

- Execution of a new 5-year lease to ITV Studios Australia over approx. 2,000m^2 at 19 Harris Street, Pyrmont

Distribution Timetable

The timetable for the ECF distribution for the quarter ending 30 September 2022 is as follows:

- Ex-Date: 29 September 2022
- Record Date: 30 September 2022
- Payment Date: 3 November 2022

Outlook

ECF's key strategic objective is to provide strong risk-adjusted returns by investing in commercial office properties that have clearly differentiated and sustainable competitive advantages.

A range of strategic leasing and other key asset management initiatives are in progress. These include further significant sustainability upgrades and strategic lease renewals to drive increased rents and to improve the capital value of the Fund's properties. The Fund is well positioned to grow Securityholder value.

ENDS

This announcement has been authorised for release by the Elanor Funds Management Limited Board of Directors.

For further information regarding this announcement, please contact:

Glenn Willis
Managing Director and Chief Executive Officer
Elanor Investors Group
Phone: (02) 9239 8400

About Elanor Commercial Property Fund

Elanor Commercial Property Fund (ASX: ECF) is an externally managed real estate investment trust that invests in Australian commercial office assets. It was listed on the ASX in 2019 and currently owns 9 office assets with a combined valuation of $609 million.

www.elanorinvestors.com/ECF